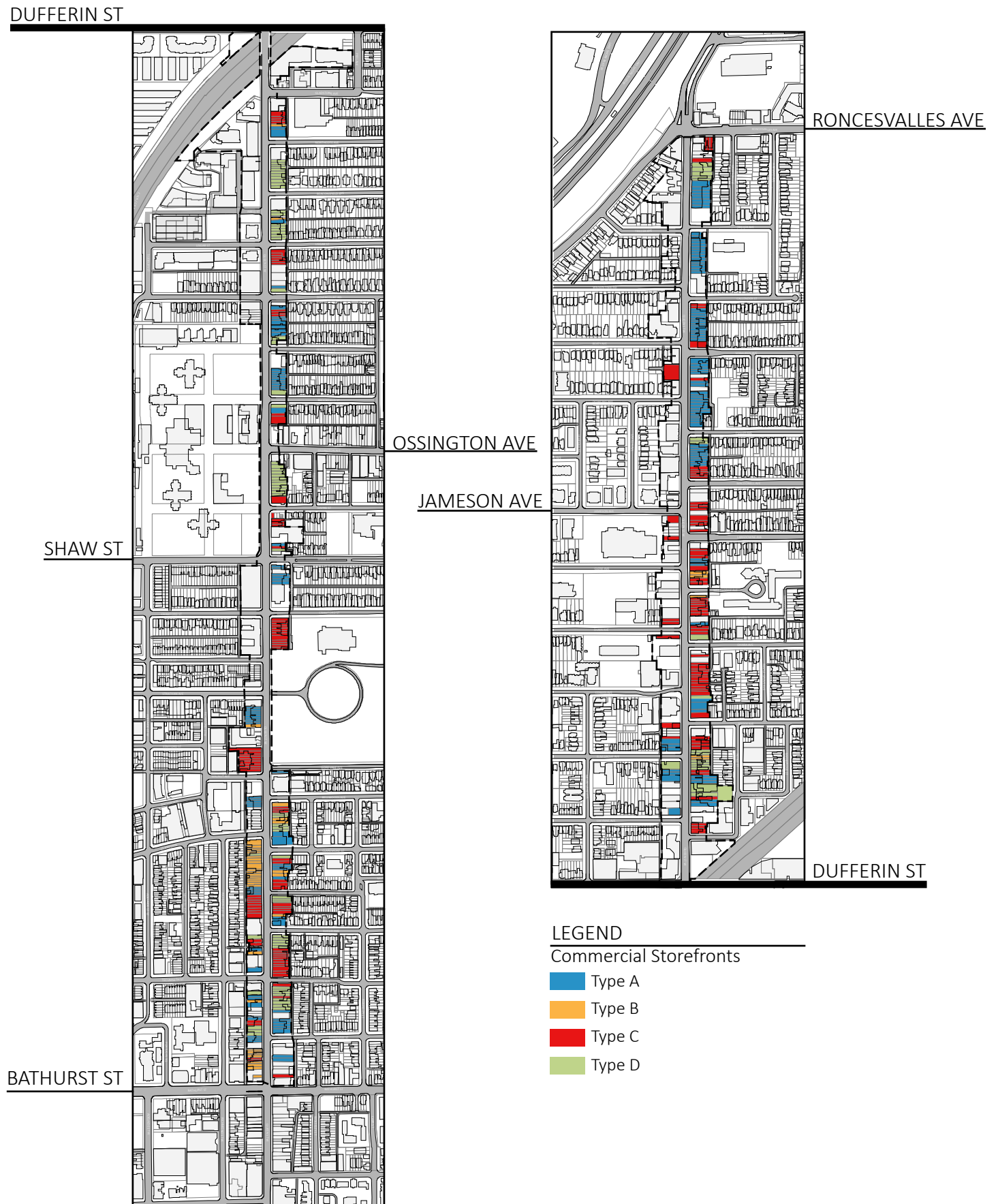


Figure 202 (Map of the Commercial Storefront Typologies in the Study Area)



## TYPOLOGIES

### Building Typologies

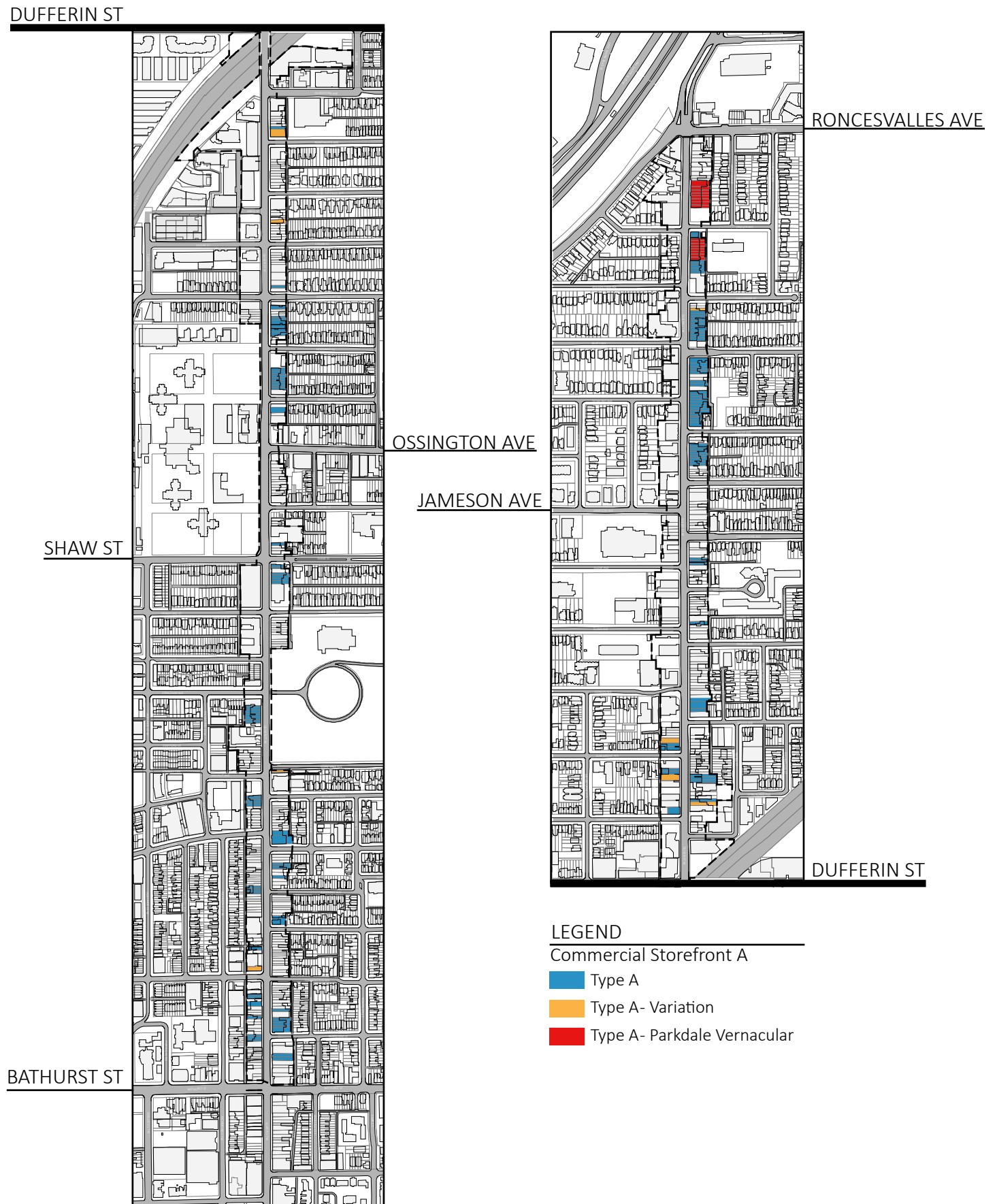
#### *Commercial Storefront (73% of Study Area)*

Built in the latter half of the 19<sup>th</sup> century, and moving into the 20<sup>th</sup> century and the predominant building type of the district, the commercial storefronts served as retail, storage, and residential spaces for residents of the western end of Toronto. They were often built in rows with the same repeated design. Due to their prevalence, it has been defined in sub-typologies based on its number of storeys, solid to void ratio, number of bays, total height, and type of roof. A detailed analysis was completed of the principal typologies that characterize the area.



Figure 203 (652 Queen St. W.)

Figure 204 (Map of Commercial Storefront Type A)



**Storefront Type A**

Storefront Type A is a two-storey flat roofed building with a pronounced parapet (unless removed), a recessed glazed entrance and either residential or continuous commercial space on the upper level (Figure 205). The percentage of glazing is approximately 90% on the ground floor and 40% on the upper level. Building heights range between 6 to 10 metres and widths between 4 to 7.5 metres.

Storefront Type A is dispersed across the Study Area with the exception of the northern streetscape west of Jameson Avenue where the majority of structures are Type A, including a *Parkdale Vernacular Type A structure*. This typology consists of approximately 26% of the Study Area’s building stock.

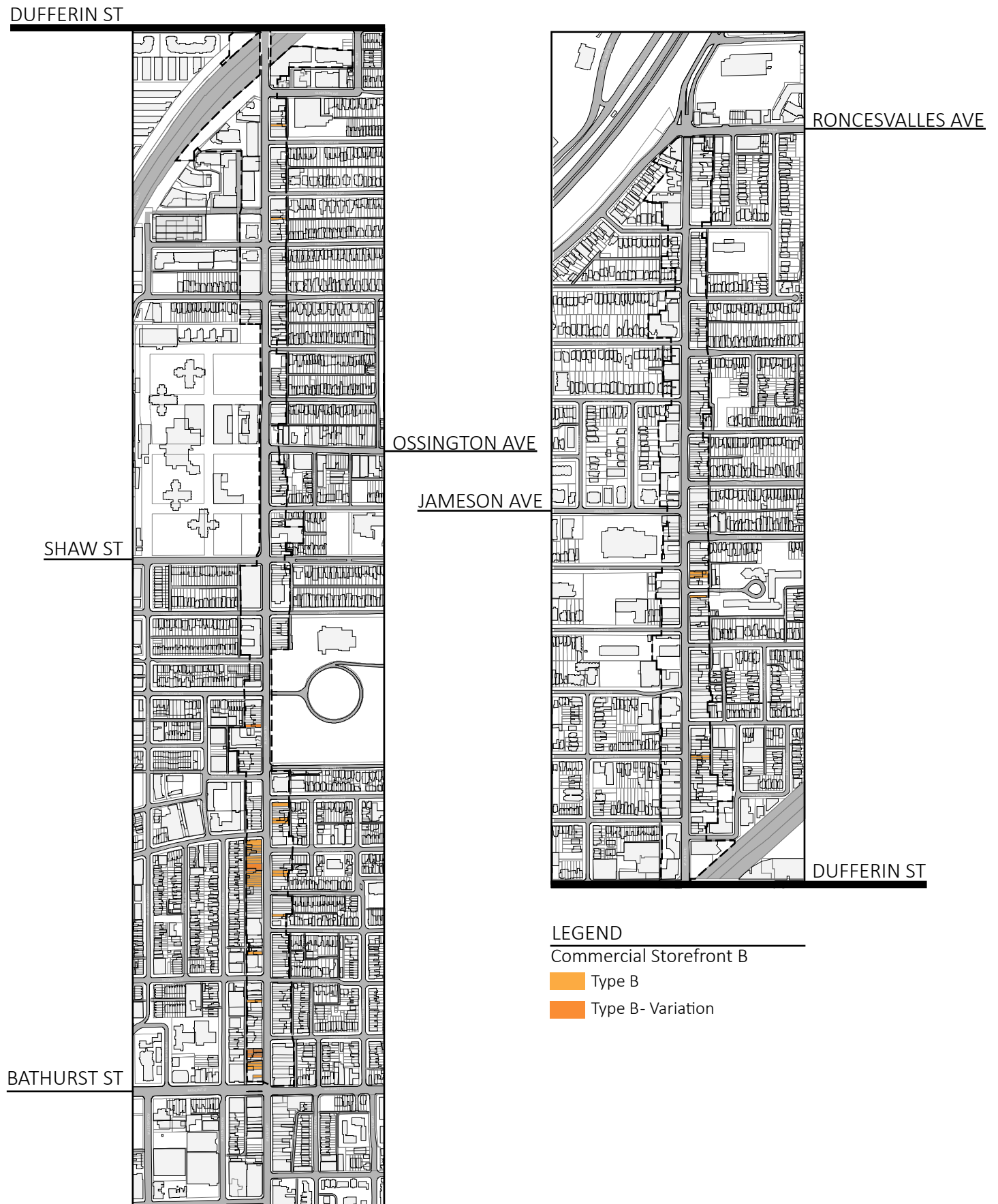
<p><b>Storefront Type A</b></p>	<p><b>1st Storey</b></p>	<p><b>2nd Storey</b></p>	<p><b>Roof Type</b></p>
<p>2-Storey, Flat roof</p>	<p>Description: Glazed commercial space Solid/Void: 10/90 Width: 4 - 7.5 m Height: 3.5 - 4.5 m</p>	<p>Description: Residential or continuous commercial space Solid/Void: 60/40 Number of Bays: 1 - 3 Height: 3 - 3.5 m</p>	<p>Description: Flat; often with expressed parapet Total Height: 6 - 10 m</p>

Figure 205 (Commercial Storefront Type A Illustration)



Figure 206 (1036-1052 Queen St. W. between Brookfield St. and Fenning St.)

Figure 207 (Map of Commercial Storefront Type B)



**Storefront Type B**

Storefront Type B is a two and half-storey side-gable roofed building with recessed glazed entrance and either residential or continuous commercial space on the upper one and a half levels (Figure 208). The percentage of glazing is approximately 90% on the ground floor and 40% on the upper level. Building heights range between 6 to 10 metres and widths are approximately 5 metres with the exception of buildings encompassing two properties such as 835-837 Queen Street West, in which case the width is approximately 10 metres (Figure 209).

Storefront Type B is clustered at the far east end of the Study Area, more specifically along Queen Street West between Bathurst and Niagara Streets. The area’s predominant typology reflects the period of the City’s western expansion as all of the Type B buildings were constructed by 1889 and relate to the building types east of Bathurst Street. This typology consists of approximately 7% of the Study Area’s building stock.

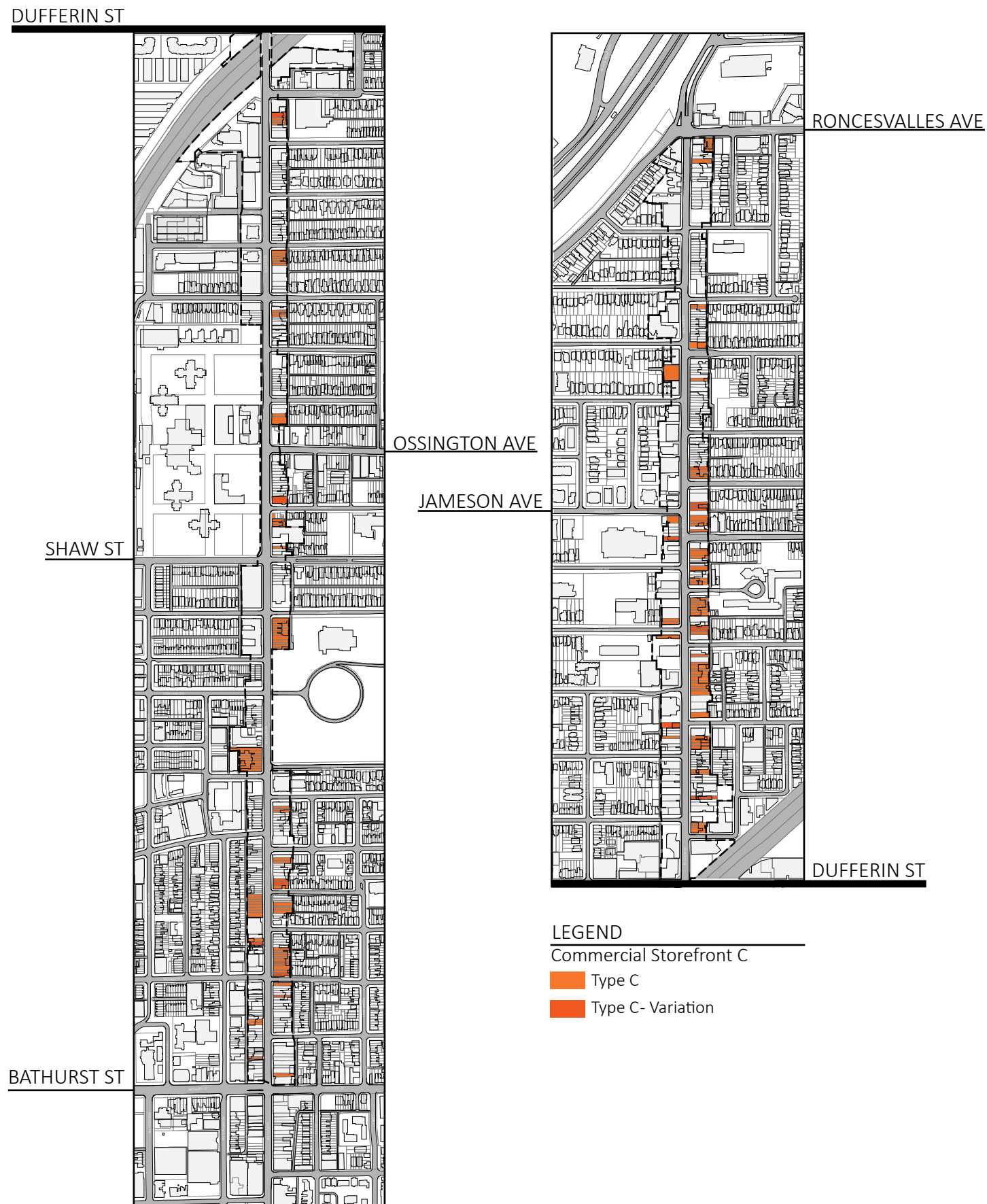
<p><b>Storefront Type B</b> 2.5-Storey, Side Gable</p>	<p><b>1st Storey</b> Description: Glazed commercial space Solid/Void: 10/90 Width: 5 m Height: 3.5 - 4.5 m</p>	<p><b>2nd Storey</b> Description: Residential or continous commercial space Solid/Void: 60/40 Number of Bays: 1 - 3 Height: 3 - 3.5 m</p>	<p><b>Roof Type</b> Description: Side Gable Height: 3 m Total Hieght: 9 - 10 m</p>

Figure 208 (Commercial Storefront Type B Illustration)



Figure 209 (799-813 Queen St. W. between Tecumseth St. and Niagara St.)

Figure 210 (Map of Commercial Storefront Type C)



### Storefront Type C

Storefront Type C is a three-storey flat roofed building, with a pronounced parapet (unless removed), a recessed glazed entrance and either residential or continuous commercial space on the upper two levels (Figure 211). The percentage of glazing is approximately 90% on the ground floor and 40% on the upper levels. Building heights range between 9.5 to 12 metres and widths between 4 to 6 metres with the exception of coarser grain buildings such as 935 Queen Street West, where widths are 8 to 10 metres (Figure 212).

Storefront Type C is found across the entire Study Area with strong clusters east of Dufferin Street and dominates the north streetscape of Parkdale’s historic main street. Construction of the typology is steady through the latter half of the 19<sup>th</sup> century, and continuing at a slower rate in the beginning of the 20<sup>th</sup> century. This typology was extensively built in Parkdale during the construction booms of 1880-1889 and 1900-1909. This typology consists of approximately 25% of the Study Area’s building stock.

Storefront Type C	1st Storey	2nd Storey +	Roof Type
3-Storey, Flat roof	Description: Glazed commercial space Solid/Void: 10/90 Width: 4 - 6 m Height: 3.5 - 4.5 m	Description: Residential or continuous commercial space Solid/Void: 60/40 Number of Bays: 1 - 3 Height: 6 - 7.5 m	Description: Flat; often with expressed parapet Total Height: 9.5 - 12 m

Figure 211 (Commercial Storefront Type C Illustration)

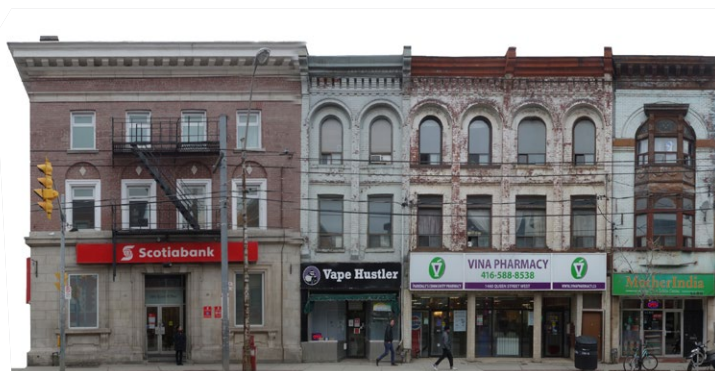


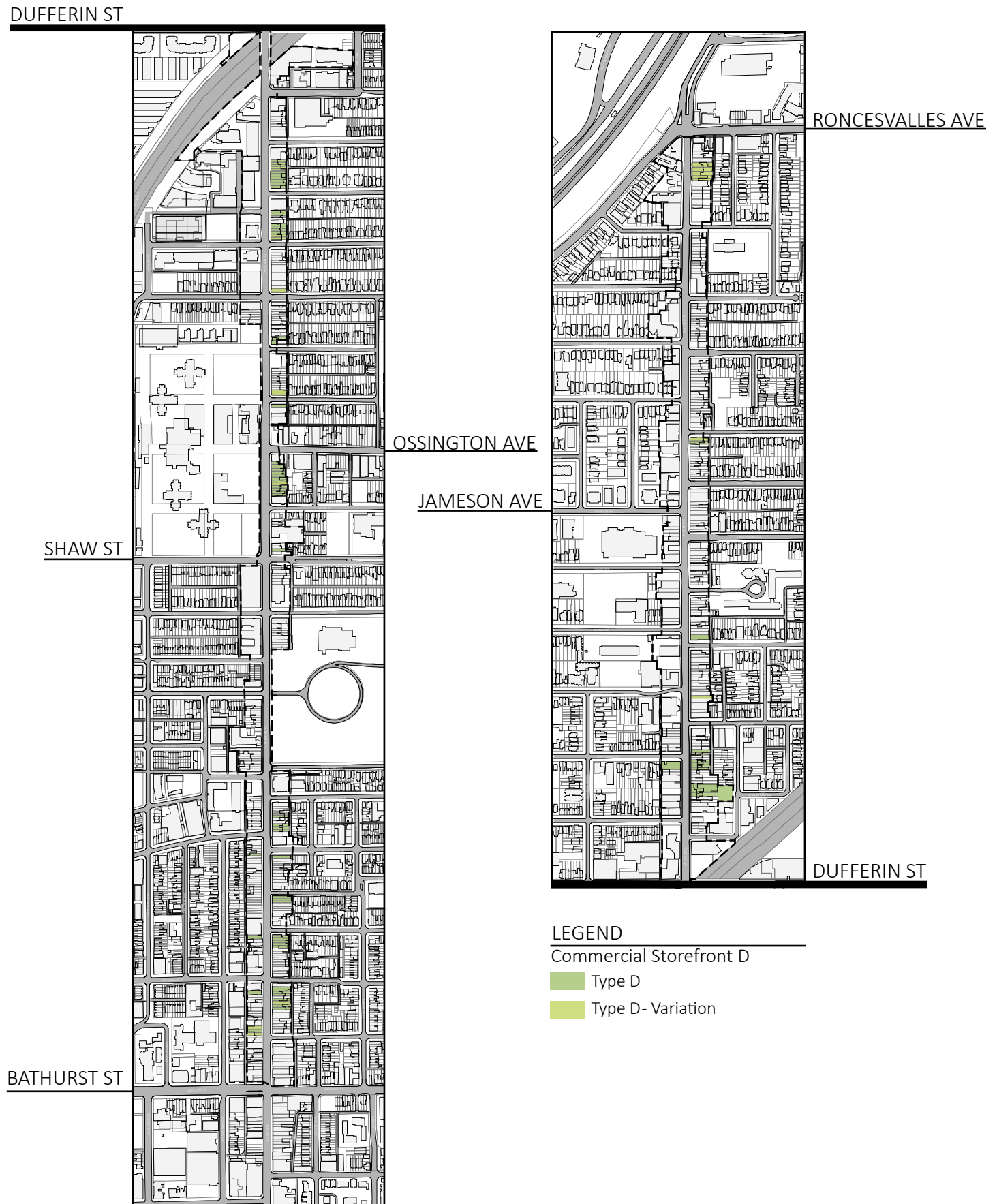
Figure 212 (1456-1464 Queen St. W. between Westlodge Ave. and Lansdowne Ave)



Figure 213 (1498-1506 Queen St. W. between Macdonell Ave. and Fuller Ave.)



Figure 214 (Map of Commercial Storefront Type D)



**Storefront Type D**

Storefront type D is a three-storey, mansard roofed building with a pronounced parapet (unless removed), a recessed glazed entrance and either residential or continuous commercial space on the upper two levels (Figure 215). The percentage of glazing is approximately 90% on the ground floor and 40% on the upper level and roof. Building heights range between 9 to 10.5 metres and widths between 5 to 7.5 metres with the exception of finer grain buildings such as 1168-1172 Queen Street West, where widths are 4 metres (Figure 216).

Storefront D is found along the north streetscape of the Study Area predominantly between Ossington Avenue and Dufferin Street. This typology was produced primarily in the style of Second Empire with the largest development between 1880-1889. This typology consists of approximately 15% of the Study Area’s building stock.

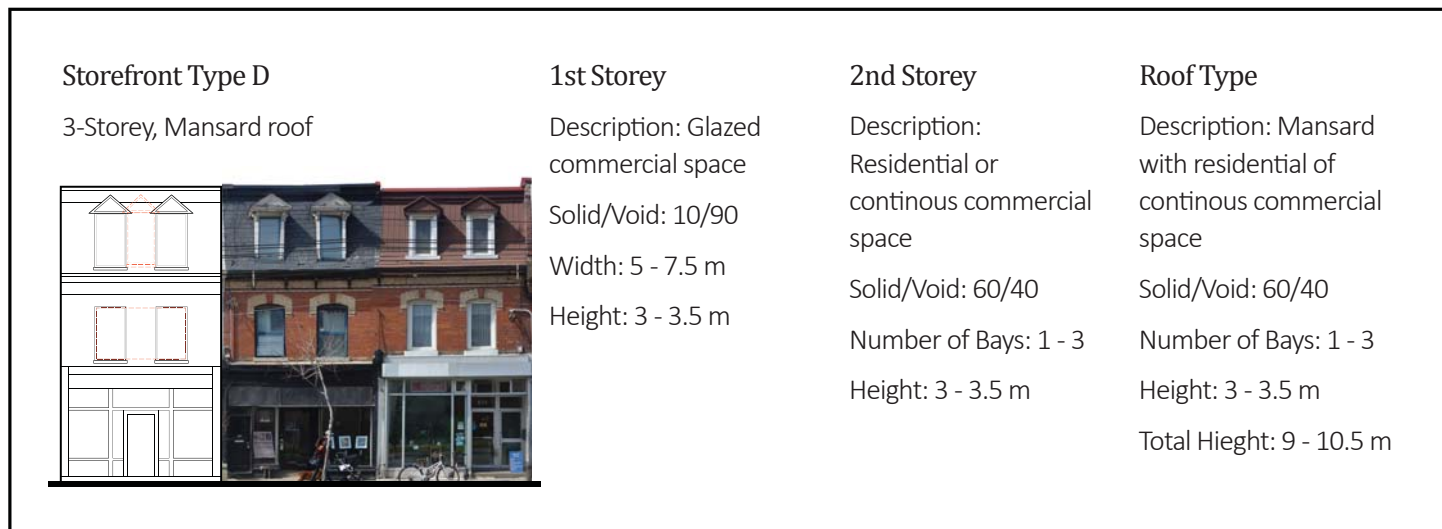
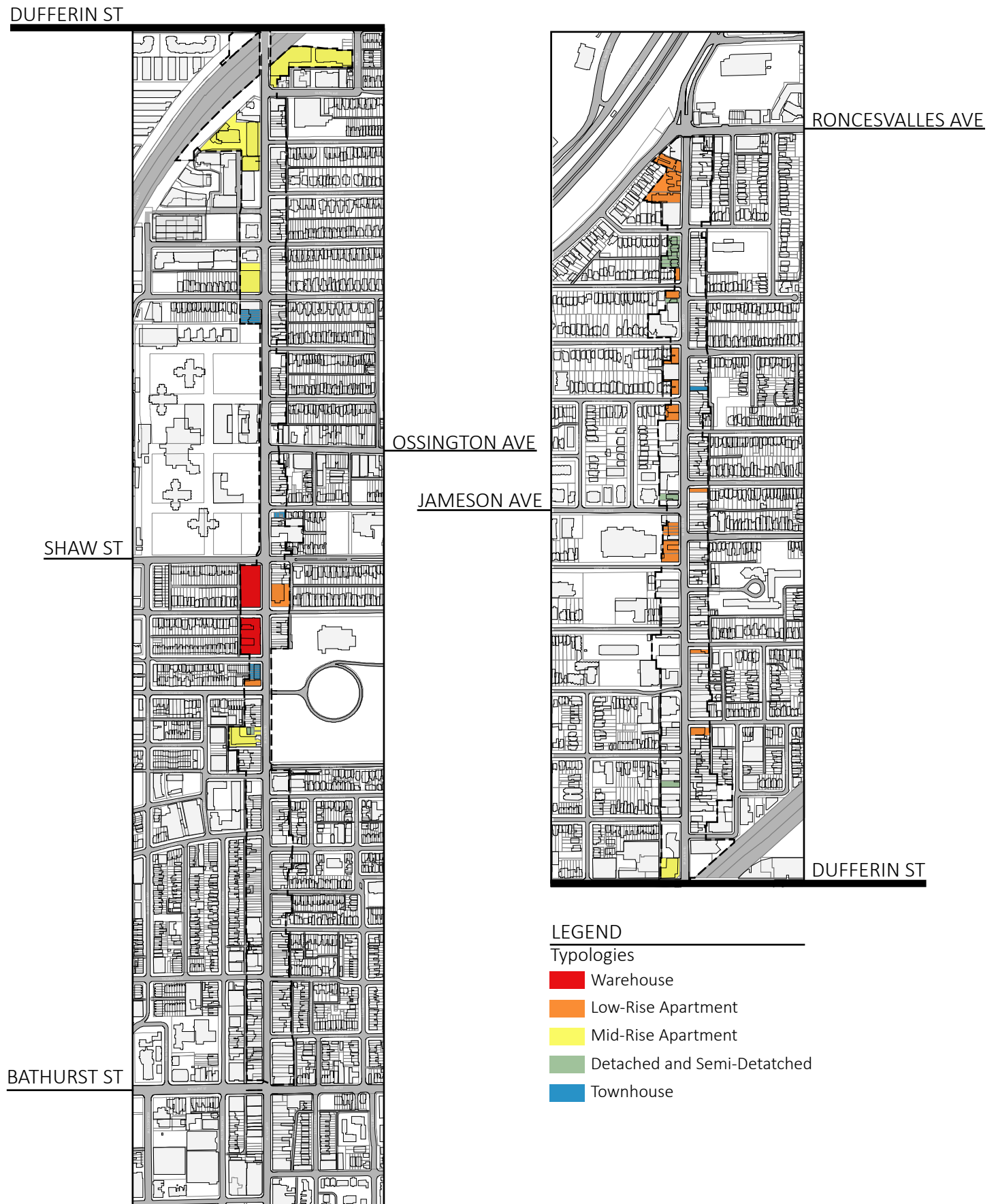


Figure 215 (Commercial Storefront Type D Illustration)



Figure 216 (986-998 Queen St. W., between Givins St. and Ossington Ave. )

Figure 217 (Map of Residential and Warehouse Typologies in the Study Area)



**Low-Rise Apartments**

Low-rise residential apartments range between 2-3 storeys and reflect the form of storefronts A and C without the recessed glazed entrances. With years of adaptation, some of these buildings may now have storefronts where originally they did not. A large differentiating factor in most cases will be the full or partial storey bay windows. Most of these typologies are found in the far west end of the Study Area, highlighting the more residential character west of Jameson Avenue (Figure 218).



Figure 218 (1479 Queen St. W.)

**Mid-rise Mixed-Use**

Recently, West Queen West has witnessed an influx in new mid-rise residential buildings clustering around the middle of the Study Area at Dufferin Street. Queen Street West was designated as an Avenue in the City of Toronto’s ‘Avenue and Mid-Rise Buildings Study’ in 2010, preceding the construction of four mid-rise residential buildings around the Queen Street West underpass. The Bohemian Embassy Lofts at 1169-1171 Queen Street West, was one of the first mid-rise buildings in the Dufferin and Queen Street West area, and was constructed on the former large lots of industrial lands (Figure 219). There are 2 other mid-rise mixed-use buildings in the area. The first is located at 901 Queen Street West in front of Trinity Bellwoods Park, and the second, 11 Peel Avenue, is a hybrid mid-rise residential/mixed-use building with a condominium tower sufficiently set back from the street that the mid-rise massing at street level is maintained.



Figure 219 (1169-1171 Queen St. W.)

**Detached and Semi-Detached Residential**

In the Study Area, nine buildings are categorized as semi-detached residential. All the properties are at the far west end of Parkdale between Triller and Beaty Avenues, and were constructed in 1919. Three properties are detached residential with two of them situated in Parkdale. All extant detached and semi-detached residential buildings along Queen Street West in Parkdale were constructed as early as 1884 and as late as 1919 (Figure 220).

The oldest and only existing detached residential building east of Dufferin Street is the John Farr residence at 905 Queen Street West, built in 1847 (Figure 62).



Figure 220 (1437 Queen St. W.)



Figure 221 (View of Queen St. W. from Gore Vale Rd., 1983, City of Toronto Archives, Fonds 1526, File 76, Item 31)

*Townhouses*

Residential townhouses along West Queen West are uncommon and built in a contemporary style, with the exception of The Great Hall houses at the intersection of Queen Street West and Dovercourt Road, which were built in 1873 for The Great Hall (Figure 222).

The two contemporary rows of neo-traditional townhouses built in the 21st century have a similar massing of three storey buildings in the Study Area in regards to the datum line and fine grain density. These rows of townhouses are situated around Trinity Bellwoods Park (Figure 223).

*Warehouses*

The two remaining industrial factories in the Study Area were constructed in 1907 and 1928, between Shaw and Massey Streets (Figure 57 and Figure 58). The former Patterson Candy Company factory has little original built fabric left after being incorporated into lofts. The other factory, York Knitting Mills, was built in a 20th century vernacular style and maintains most of its original fabric after also being converted into a residence. The industrial buildings are characterized by a large footprint, with a uniform elevation alongside repetitive windows and bays, use of polychrome brickwork in the case of the Patterson Candy Company, and a lack of porosity at street level.

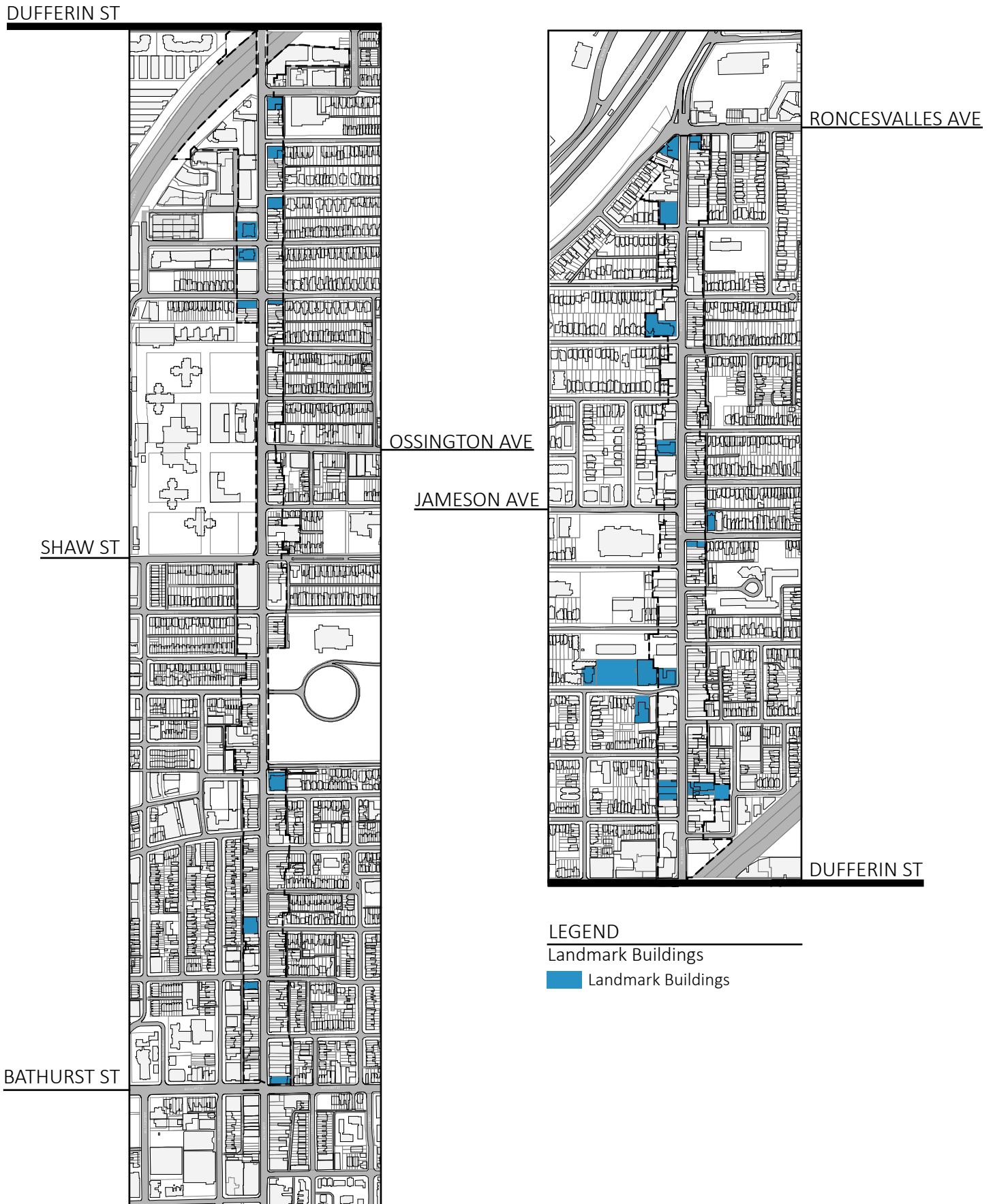


Figure 222 (1075-1085 Queen St. W.)



Figure 223 (968 Queen St. W.)

Figure 224 (Map of Landmark Buildings in the Study Area)



## LANDMARK BUILDINGS

The following lists unique buildings that contribute to the heritage character of the area and are not part of the more typical (and often repeated in rows) commercial storefront typologies:

- **Canadian Bank of Commerce, 1901**  
Darling and Pearson;
- **Florence Booth House,**  
rear built in 1910 for Salvation Army's Toronto I Corps;  
primary structure built in 1924 for outreach services  
and congregation;
- **Euclid Avenue Methodist Church, 1865 (former),**  
1904 (existing), later occupied by non-profit groups;
- **Dale Presbyterian Church, 1913;**  
Currently St. Nicholas Ukrainian Catholic Church.  
Dale was known as St. Mark's, a congregation of  
St. Andrew's Presbyterian Church (dissolved 1939);
- **John Farr Residence, 1847 (Farr Brewery);**
- **The Great Hall, 1889, YMCA later Polish Voice;**
- **Carnegie Library, 1908,**  
R. McCallum (Figure 226);
- **Postal Station C, 1902, S.G. Curry;**
- **The Drake Hotel, 1890 (1176 QW);**
- **The Gladstone Hotel, 1890,**  
George Miller (Figure 225);
- **The Parkdale Hotel, c.1888**
- **Police Station No. 6, 1931-32,**  
J.J. Woolnough City architect with K.S. Gilles and  
S.T.J Fryer (1313 Art Gallery);
- **St. Mark's Anglican Church**  
(now known as the Church of the Epiphany and  
St. Mark, Parkdale), 1881, Langley and Burke;
- **Parkdale Curling Club (now Masaryk Hall), 1898**  
Darling and Pearson;
- **Cowan Avenue Methodist Church (now known as St.**  
John's Polish National Cathedral), 1887  
Smith and Gemmell;
- **Metropolitan Bank, 1909, Darling and Pearson;**
- **Metropolitan Music School, 1879;**
- **Baptist Church (later Parkdale Assembly Hall), 1889;**  
altered 1913, W.H. Rutcliffe;
- **Toronto Hydro / Parkdale Substation, 1928**  
R.E. Hart (engineer) (Figure 227);
- **Our Lady of Lebanon (Originally known as the Church**  
of the Epiphany), 1910-11, Gordon and Helliwell;
- **The Parkdale Theatre, 1919, Crane and Pennington;**
- **Union Bank of Canada (Royal Bank of Canada 1925),**  
1912, Darling and Pearson;
- **Imperial Bank of Canada, 1910, Darling and Pearson**
- **Scholes Hotel (Ocean House Hotel designed by James**  
Smith & John Gimmell 1905) alt. c.1930, 1885; and
- **Odeon Theatre, 1919.**



Figure 225 (1204 Queen St. W.)



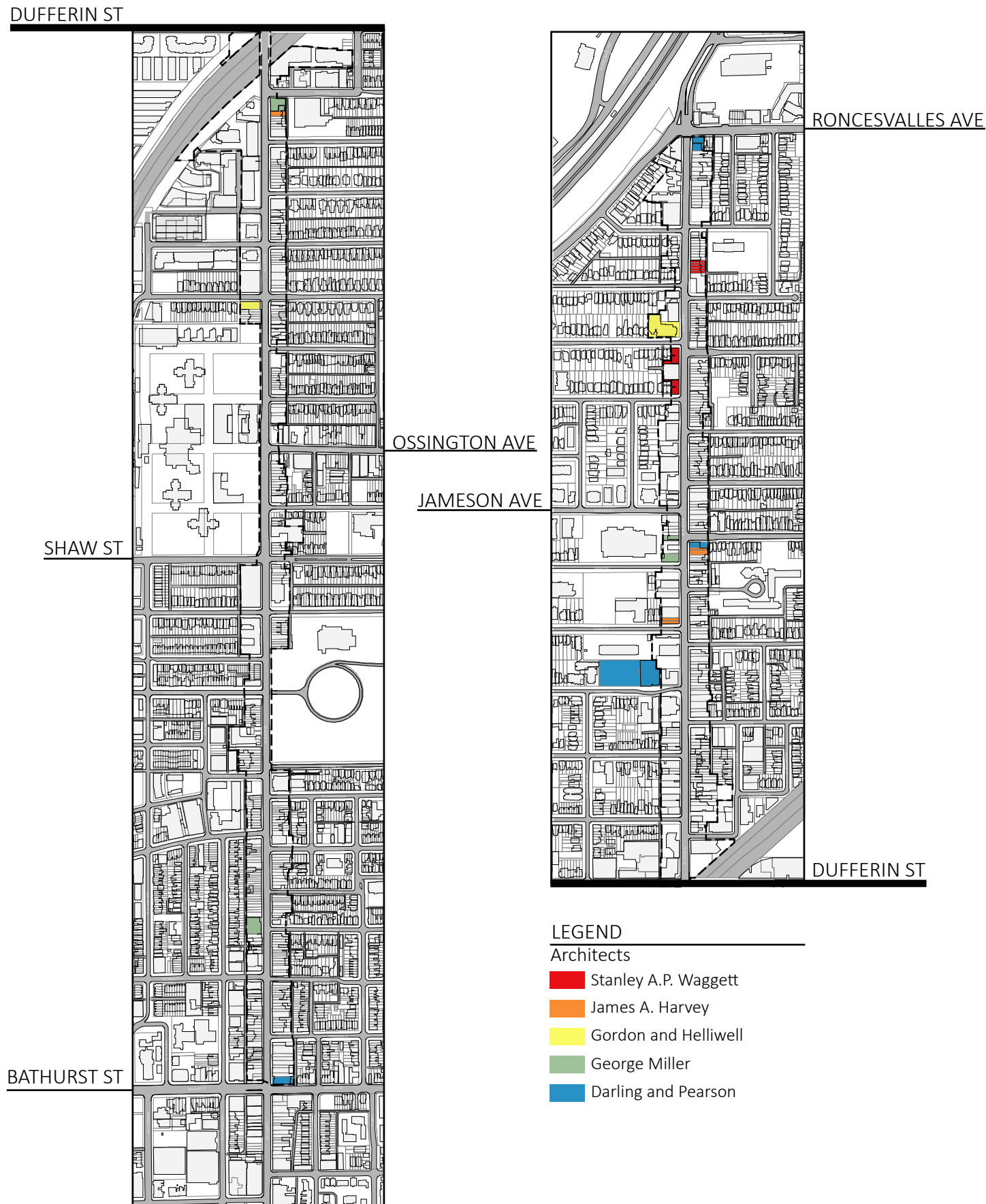
Figure 226 (1115 Queen St. W.)



Figure 227 (1457 Queen St. W.)



Figure 228 (Map of Significant Architects in the Study Area)



## ARCHITECTS

A number of prominent Toronto architects have designed buildings that contribute to the overall character of West Queen West.

### *Frank Darling and John A. Pearson*

Toronto-born architect Frank Darling (1850) worked alongside various partners including John A. Pearson (1867) to design a number of prominent Toronto buildings. John Andrew Pearson was born in Chesterfield, England, who, by the age of 21, had relocated to North America. Darling and Pearson reinvented popular architectural styles that seemed to be duplicated by architects in England. They have significantly contributed to Toronto's built landscape. They helped form a Canadian style of Edwardian Classicism through their design of grand civic, educational, and institutional buildings. Some of their notable projects in the Study Area include the Canadian Bank of Commerce (1901); the Metropolitan Bank (1909); the Union Bank of Canada (1912); the Imperial Bank of Canada (1910); the Parkdale Curling Club, now Masaryk Hall (1898); and the Convocation Hall and Chapel additions to the former Trinity College (1876). (Figure 229 and Figure 230)



Figure 229 (1730 Queen St. W.)



Figure 230 (1464 Queen St. W.)

*George Miller*

George Miller (1854) studied at the School of Practical Science, University of Toronto, before designing a number of high profile buildings in the Toronto area. By 1886, Miller started his own practice and by 1893 he was the supervising architect during the construction of Massey Hall. His contributions to the West Queen West District are the Gladstone Hotel (1890); the Euclid Avenue Methodist Church (originally 1865, re-done 1904); and a series of low-rise apartment buildings in Parkdale. (Figure 231 and Figure 232 )

*Gordon and Helliwell (Henry Bauld Gordon and Grant Helliwell)*

Henry Bauld Gordon (1854) and Grant Helliwell (1855) are two Toronto born architects who shared a partnership for more than five decades. The firm was well known for their ecclesiastical and institutional work completing approximately 200 buildings by the end of their career together. The most notable building completed by the pair in the West Queen West District is the Great Hall (1889) at Queen Street West and Dovercourt Road.



Figure 231 (765 Queen St. W.)



Figure 232 (1381 Queen St. W.)

*James Arthur Harvey*

James Arthur Harvey (1870) was born in Whitby, Ontario, and became recognized for his exceptional residential designs. They were experimental endeavours, which helped develop an archetype for low-rise walk-up apartment blocks in Toronto particularly in Parkdale and the Annex. Notable buildings completed by Harvey are commercial buildings at 1349-1351 Queen Street West (1898) and 1460-1462 Queen Street West (1899). (Figure 233)

*Stanley A. P. Waggett*

Stanley A. P. Waggett (1882) was a British born architect who moved to Toronto in 1908 and specialized in pre-WWI residential buildings. Similar to James Arthur Harvey, Waggett built upon a similar prototype of walk-up, low-rise apartment buildings in Toronto. Notable works of his include the 'Parkdale Mansions' (1912) located between Dowling and Beaty Avenues on Queen Street West. (Figure 234 and Figure 235)



Figure 233 (1349-1351 Queen St. W.)



Figure 234 (194 Dowling Ave, Parkdale Mansions, Queen St. W. Elev.)



Figure 235 (1501 Queen St. W., Parkdale Mansions)